

Application Number: MC2006/0070

Site Description

The application site relates to a car sales and wash forecourt located at the junctions of The Brook and Queen Street. The area comprises a forecourt, canopy and sales building. The land rises sharply to the north resulting in residential properties being set at a much higher level than the application site. To the south lies Halfords and The Brook Car Par, which serves the Pentagon Shopping Centre and Chatham High Street.

Proposal

A renewal of temporary planning permission is sought for the continued use as a car sales and valet car wash for a period of five years.

Relevant Planning History

MC2003/1034: Retrospective application for temporary consent for a three year period to use of the site as for car sales and valet.
Approved 23 July 2003

Representations

The application has been advertised by way of a site notice and neighbour notifications have been sent to surrounding residential properties.

One letter of objection has been received raising concerns over noise and general disturbance caused to neighbouring properties

Development Plan Policies

Kent Structure Plan 1996
ENV15 (Built Environment)

Medway Local Plan 2003
S5 (Medway's City Centre)
BNE1 (Built Environment)
BNE2 (Amenity Protection)

Chatham Centre and Waterfront Development Framework 2004

Kent & Medway Structure Plan (Deposit Version) 2003
QL1 (Built Environment)

Planning Appraisal

Principle

Although the site is not specifically designated, it does form part of the

strategy for the redevelopment and regeneration of Chatham as Medway's City Centre. The adopted Chatham Centre and Waterfront SPG defines aspirations for the northern side of The Brook, which is currently occupied by faceless buildings and car parks detached from Chatham Centre. It seeks to create new residential/retail offerings and improving the function and purpose of this area. However the process of redevelopment and regeneration is long-term and at present the process is in its infancy.

There is no question that whilst the process of regeneration progresses, it is preferable to retain an existing use, albeit on a temporary basis rather than leave the site vacant. The applicant has signified that to make it commercially viable, even for a short period of time, 5 years is a must. Medway Renaissance, the organisation charged with delivering the regeneration of Chatham has accepted that redevelopment on this side is unlikely to come forward for some time however had initially requested that the continued consent be restricted to three years. However on reflection, Medway Renaissance has accepted that the use can continue for five years.

Street Scene

The proposal results in no alterations the external appearance of the buildings or layout and therefore no new issues are raised in this regard.

Amenity Considerations

It is accepted that the carwash/sales facility, like its predecessor the petrol filling station, would raise noise and disturbance issues to residential properties directly behind the development. However, it is considered that its continued use for a further 5 years is not considered to represent a development so adverse to justify refusal on these grounds.


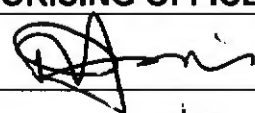
Highways

No new issues raised.

Recommendation

MCA

See draft decision notice

CASE OFFICER	AUTHORISING OFFICER
	
DATE 26/2	DATE 28/2

NDS
28/2/06